



Development Services Department

City Advisory Board Memo

44 E Atlantic Avenue – 2019-192

The subject property is located at the southwest corner of E. Atlantic Avenue and SE 1st Avenue within the Locally and Nationally Designated Old School Square Historic District (OSSHAD) and is within the Old School Square Historic Arts District zoning district with CBD Overlay. The contributing building was constructed in 1924 as a two-story, Masonry Vernacular-style commercial building with stucco exterior, it was the home of the Delray Lodge of the Free and Accepted Masons. The building currently contains retail and restaurant uses on the first floor and offices on the second floor.

The request before the board is for a COA Class I Site Plan Modification for a change of color to exterior elevation and frames, replacing all awning fabric, replacing main entry awning with new canopy, and a mural on the north elevation for the new restaurant.

Location Map



Application Type:
Certificate of Appropriateness
Class I Site Plan Modification

Address/Location:
44 E. Atlantic Avenue

Zoning District/ Overlay:
OSSHAD (Old School Square Historic Arts District) zoning district
Overlay: CBD (Central Business District)

Applicant:
Richard Jones Architecture

Project Planner:
Katherina Paliwoda
paliwodak@mydelraybeach.com

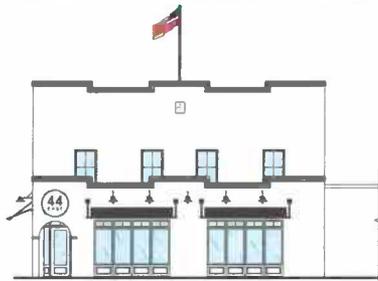
Advisory Board Review Date(s):
DDA: August 12, 2019
PAAB: August 26, 2019

Final Action Review Date:
HPB: September 4, 2019

Attachments:
Elevation Plans & mural rendering

NOTE: This item is under review and is subject to changes upon further analysis based on comments made by Staff according to the City's Land Development Regulations (LDR) and other department technical reviews. Any comments or objections shall be presented to the approving body during the scheduled meeting or discussed with the project planner in advance.

Memo Date: August 5, 2019



44 EAST ATLANTIC

44 EAST ATLANTIC AVENUE
DELRAY BEACH, FLORIDA



RICHARD JONES
ARCHITECTURE

1011 S. PALM AVENUE, SUITE 102
DELRAY BEACH, FLORIDA 33444
TEL: 561-274-9186
WWW.RICHARDJONESARCHITECTURE.COM

44 EAST ATLANTIC
DELRAY BEACH, FLORIDA
JETPORT II LLC
10 S.E. FIRST AVENUE
DELRAY BEACH, FLORIDA

DRAWING INDEX

CODE RESEARCH

LOCATION MAP

ARCHITECTURAL

- C-01 COVER SHEET
- SP-1 SITE PLAN/FLOOR PLAN
- A-1 SOUTH & NORTH ELEVATIONS, DOORS AND DETAILS
- A-2 EAST & WEST ELEVATIONS
- A-3 NORTH & EAST COLORED ELEVATIONS
- A-4 SOUTH & WEST COLORED ELEVATIONS
- A-5 BUILDING CURBENT & HISTORIC PICTURES

PROPOSED PROJECT	EXTERIOR MODIFICATION TO EXISTING HISTORIC BUILDING
GOVERNING CODE	FLORIDA BUILDING CODE- 2017 6th EDITION EXISTING BUILDING FLORIDA FIRE PREV. CODE-2017 6th EDITION NFPA 1 UFC FLORIDA 2015 EDITION NFPA 101 LSC FLORIDA 2018 EDITION FLORIDA ACCESSIBILITY CODE- 2017 6th EDITION
HEIGHT OF BUILDING	EXISTING
TYPE OF CONSTRUCTION	V-B (SPRINKLED)
OCCUPANCY CLASSIFICATION	ASSEMBLY GROUP A-2
HAZARDOUS CLASSIFICATION	ORDINARY HAZARDOUS
ZONING CLASSIFICATION	OSHSAD (OLD SCHOOL SQUARE HISTORIC ARTS DISTRICT) CBD (CENTRAL BUSINESS DISTRICT) ATLANTIC AVENUE PARKING DISTRICT ATLANTIC AVENUE LIMITED HEIGHT AREA



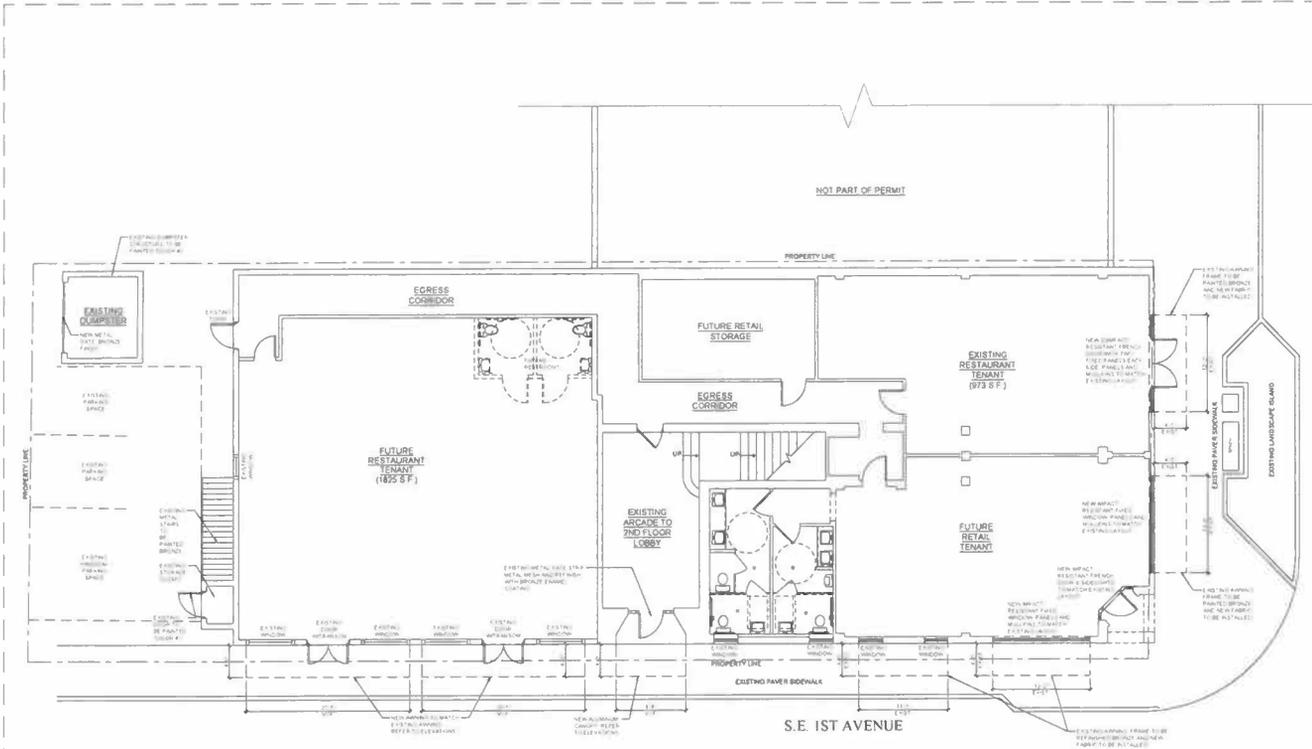
OWNER
JETPORT II LLC
6678 GRANDE ORCHID WAY
DELRAY BEACH, FL 33446

ARCHITECT
RICHARD JONES ARCHITECTURE
10 S.E. FIRST AVENUE, SUITE 102
DELRAY BEACH, FL 33444
TELEPHONE: 561-274-9186

COVER SHEET
CVR

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Site Plan/Floor Plan

Scale 3/16" = 1'-0"

SQUARE FOOTAGE	
2009 SPOT COFFEE AREA (ORIGINAL NORTH BAY)	2798 S.F.
2018 HAAGEN DAZS TENANT (PARTIAL NORTH BAY)	973 S.F.
BALANCE OF RESTAURANT USE	1825 S.F.
FUTURE SOUTH BAY (RESTAURANT TENANT)	
	1824 S.F.



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ARCHITECTURE

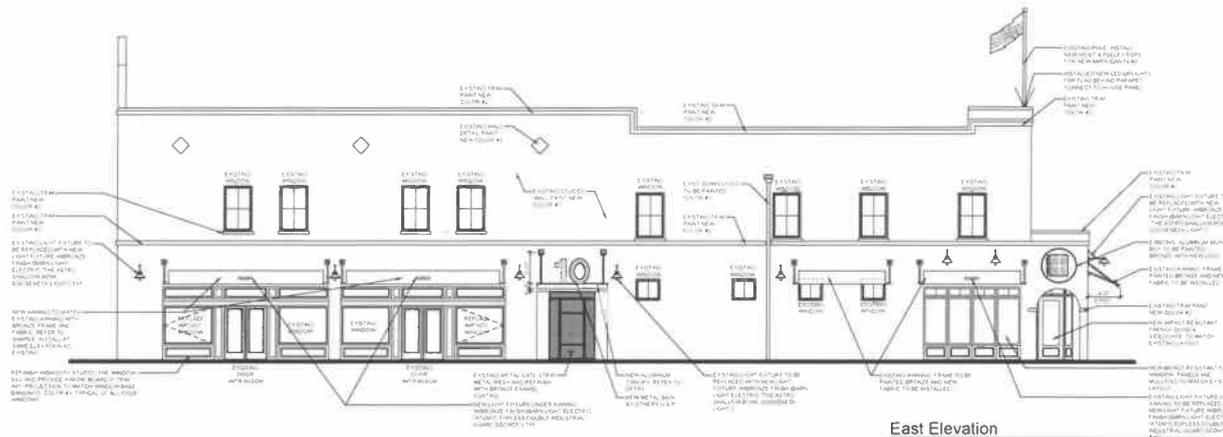
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CORAL GABLES, FLORIDA 33134
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EAST ATLANTIC AVENUE
44 EAST ATLANTIC
DELRAY BEACH, FLORIDA
10 S.E. FIRST AVENUE
DELRAY BEACH, FLORIDA

FLORIDA LICENSE #
A00000001
RICHARD JONES
ARCHITECT

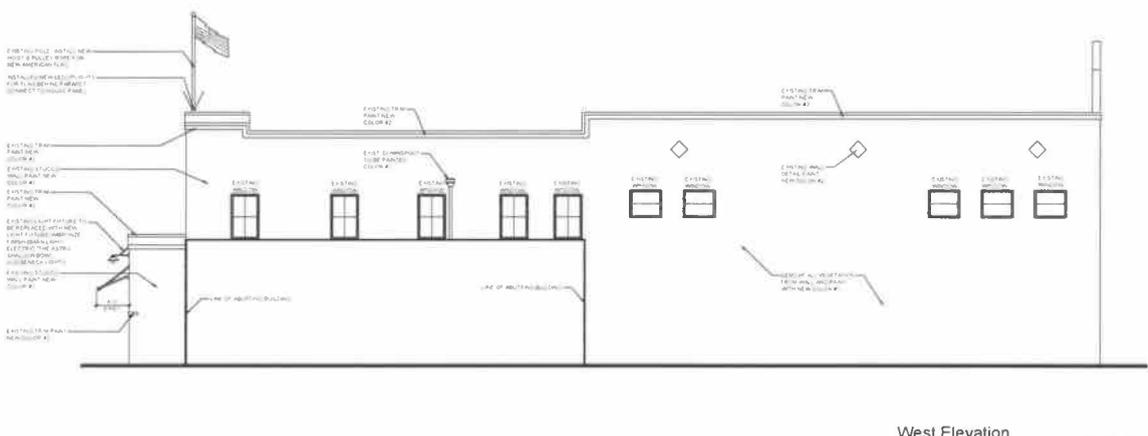
SITE PLAN/FLOOR PLAN
SP-1

RICHARD JONES ARCHITECTURE



East Elevation

Scale 3/16" = 1'-0"



West Elevation

Scale 3/16" = 1'-0"



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444 EAST ATLANTIC
DELRAY BEACH, FLORIDA
JEFFREY HILLIC
10 S.E. FIRST AVENUE
DELRAY BEACH, FLORIDA

FLORIDA LICENSE NO. 120000000

ADDRESS:	444 EAST ATLANTIC
CITY:	DELRAY BEACH, FLORIDA
STATE:	FLORIDA
DATE:	02/28/15
PROJECT:	RENOVATION
SCALE:	AS SHOWN
BY:	JEFFREY HILLIC
CHECKED BY:	JEFFREY HILLIC

BUILDING ELEVATIONS

A-2

RICHARD JONES ARCHITECTURE

White Dove
OC-17

Color #1
Benjamin Moore
White Dove OC-17

Color #2
Benjamin Moore
White Dove OC-17

Color #3
Benjamin Moore
White Dove OC-17

Color #4
Benjamin Moore
White Dove OC-17

Color #5
Benjamin Moore
White Dove OC-17

Color #6
Benjamin Moore
White Dove OC-17

Color #7
Benjamin Moore
White Dove OC-17

Color #8
Benjamin Moore
White Dove OC-17

Color #9
Benjamin Moore
White Dove OC-17

Color #10
Benjamin Moore
White Dove OC-17

Color #11
Benjamin Moore
White Dove OC-17

Color #12
Benjamin Moore
White Dove OC-17

Color #13
Benjamin Moore
White Dove OC-17

Color #14
Benjamin Moore
White Dove OC-17

Color #15
Benjamin Moore
White Dove OC-17

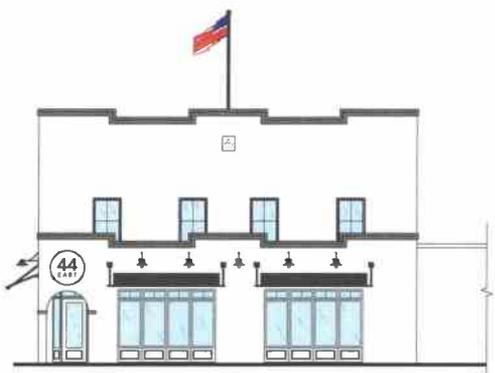
Color #16
Benjamin Moore
White Dove OC-17

Color #17
Benjamin Moore
White Dove OC-17

Color #18
Benjamin Moore
White Dove OC-17

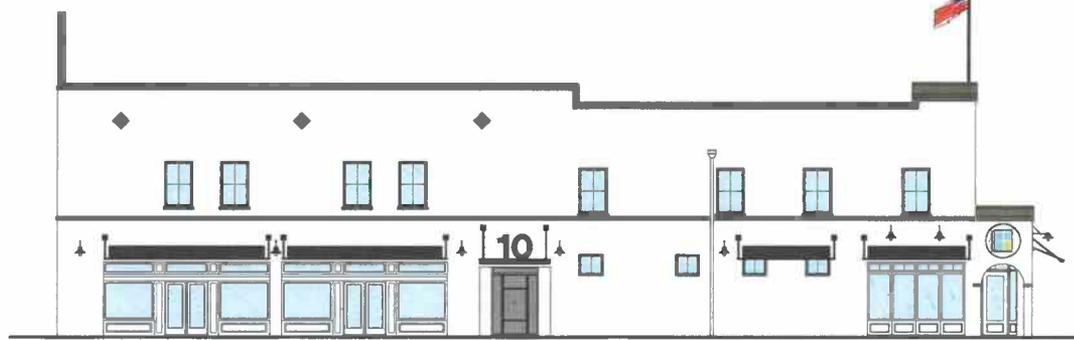
Color #19
Benjamin Moore
White Dove OC-17

Color #20
Benjamin Moore
White Dove OC-17



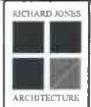
Colored North Elevation

Scale 3/16"=1'-0"



Colored East Elevation

Scale 3/16"=1'-0"



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44 EAST ATLANTIC
DELRAY BEACH, FLORIDA

10 S.E. FIRST AVENUE
DELRAY BEACH, FLORIDA

ARCHITECT

FLORIDA LICENSE # 12000

MEMBER

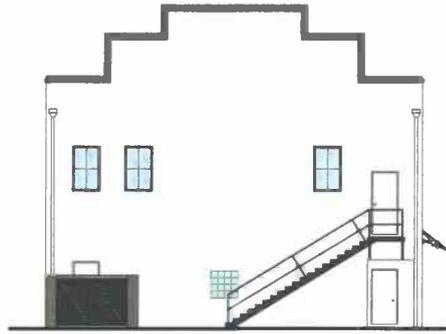
FLORIDA ARCHITECTS ASSOCIATION

RICHARD JONES ARCHITECTURE

COLORED ELEVATIONS
A-3

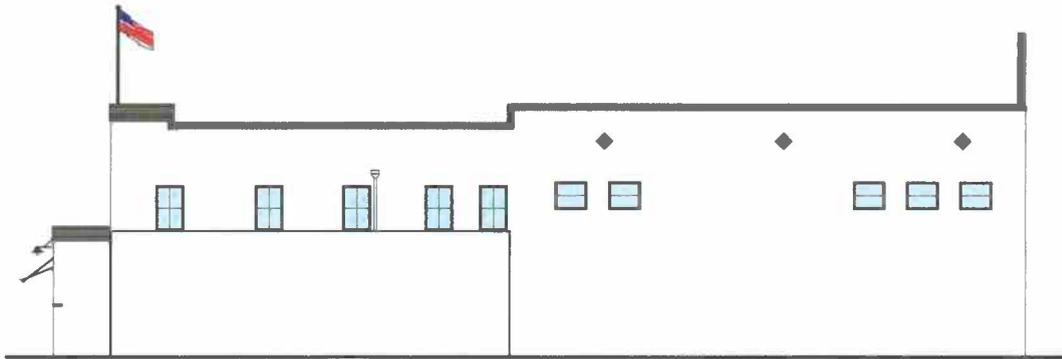
White Dove OC-17
COLOR #1 SPLASHED GRAY OC-22 SPLASHED GRAY OC-22
Dark Olive HG-110
COLOR #1 SPLASHED GRAY OC-22 SPLASHED GRAY OC-22
SW 7005 Pure White
COLOR #1 SPLASHED GRAY OC-22 SPLASHED GRAY OC-22

BUILDING COLORS



Colored South Elevation

Scale: 3/16" = 1'-0"



Colored West Elevation

Scale: 3/16" = 1'-0"



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44 EAST ATLANTIC
DELRAY BEACH, FLORIDA
RE/PORT II LIC
10 S.E. FIRST AVENUE
DELRAY BEACH, FLORIDA

FLORIDA LICENSE #12345

ALUMINUM / GLASS
CONCRETE / 1 1/2" DIA
STEEL / 2" DIA
GLASS BY
GLASS SYSTEM / 1/2"

FINISHES
CLASS I
RE/PORT II

REVISIONS

COLORED ELEVATIONS

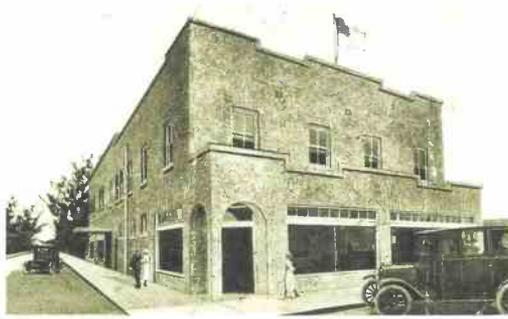
A-4

RICHARD JONES ARCHITECTURE

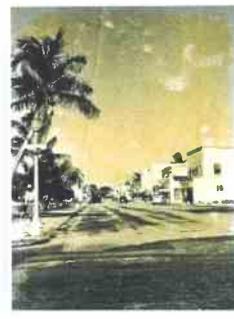
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VIEW FROM
NORTH EAST CORNER OF
ATLANTIC AND SE 1ST AVENUE



VIEW FROM
OLD SCHOOL SQUARER



VIEW FROM
SWINTON LOOKING EAST
CIRCA 1930

Historic Photos

Scale: N.T.S.



Current Photos

Scale: N.T.S.



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44 EAST ATLANTIC
DELRAY BEACH, FLORIDA
REPORT # 1111
10 S.E. FIRST AVENUE
DELRAY BEACH, FLORIDA

FLORIDA	DECEMBER 19
ADDRESS #	00000000
CONTRACT #	100000
DESCRIPTION	00
PLAN SET #	00
PLAN SET #	00
CLASS #	000000
REVISIONS	

BUILDING
CURRENT &
HISTORIC
PICTURES

A-5

RICHARD JONES ARCHITECTURE



White Core
CC-17

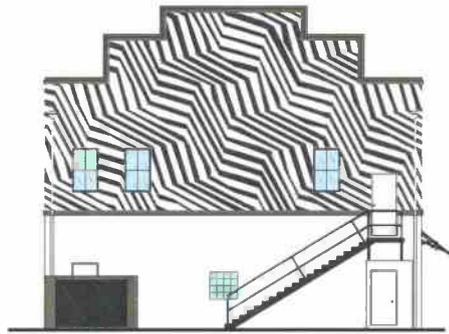


Charcoal Edge
HC-100



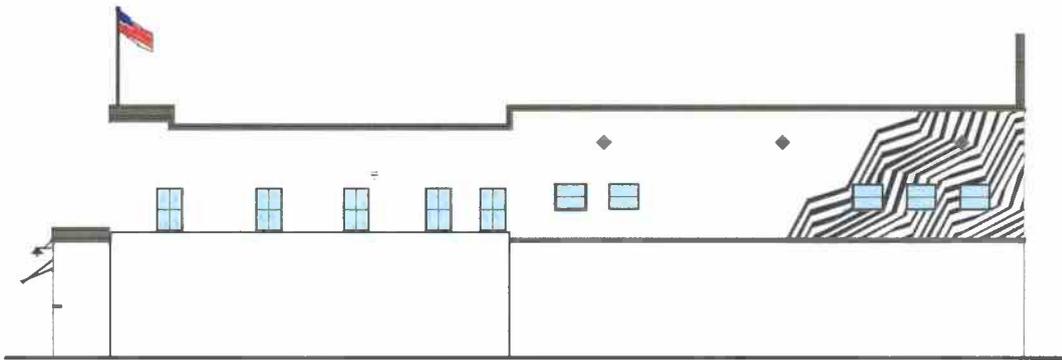
SW 7005
Pure White

BUILDING COLORS



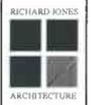
Colored South Elevation

Scale 3/16"=1'-0"



Colored West Elevation

Scale 3/16"=1'-0"



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44 EAST ATLANTIC
DELRAY BEACH, FLORIDA
10 S.E. FIRST AVENUE
DELRAY BEACH, FLORIDA

ADDRESS: 10 S.E. FIRST AVENUE
DELRAY BEACH, FLORIDA 33445

FOUNDATION: 1994
SQUARE FOOTAGE: 10,000
SQUARE FEET: 10,000
SQUARE FEET: 10,000

REVISIONS

COLORED ELEVATIONS

A-4

RICHARD JONES ARCHITECTURE